

Planning Commission Report

MEETING DATE: APRIL 19, 2006

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT	Assembly uses of two acres or more located in Single Family Residential zones (247-PA-2006)
REQUEST	<p>Request to initiate a text amendment to the City of Scottsdale Zoning Ordinance (455) to require all assembly uses that are two acres or more in size and located in a single family residential zone obtain a Conditional Use Permit. Assembly uses would include, but are not limited to private schools, colleges, universities, churches and places of worship, community buildings, and private recreational uses.</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• Parking requirements• Circulation• Multiples uses for a facility• Hours of operation• Neighborhood impacts
APPLICANT CONTACT	John Lusardi City of Scottsdale 480-312-7995
LOCATION(S) -	City wide - Single Family Residential zoning districts
APPLICANT'S PROPOSAL	<p>This proposal is intended to address assembly uses on large sites and develop an ordinance that is responsive to the community. The review will also look at existing parking ratios and adjust the zoning requirements as necessary. Staff anticipates that the proposed amendments will be presented to the Planning Commission (PC) in May/June and City Council in July. Staff is recommending that, at the April 19 PC meeting, the Commission direct staff to begin the process and solicit community input.</p>
STAFF RECOMMENDATION	<p>Recommended Approach: Staff recommends the initiation of the text amendment.</p>
RESPONSIBLE DEPT(S)	Planning and Development Services Department Long Range Planning